



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:47:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025405 <b>Parcel ID</b> 000000-00-0-20060-002-0001 <b>Cadastral ID</b> 30-20-15-03860 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 347818 LUTTRULL, WILLIAM K & LASHARA D  106 W MUSKOGEE ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00106 N MUSKOGEE AVE <b>Subdivision</b> FOSTER <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 1187 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025405_001.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18004192 -95.75054443 W2 LOT 1 BLOCK 2 FOSTER																																																																																																																									
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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3923 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 1  <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,090.00 x 1.85 = 31,617 <b>Factor Value</b> 7,904 <b>Adjustments</b> <b>Lot Value</b> 39,521		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Frame, Siding, Vinyl 50% Veneer, Stone
<b>Base/Total Area</b>	919 / 919
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	919
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	240 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1959 / 50

660025405	11/04/25
660025405_001.JPG	12/9/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	75,211 81.84 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	110.19	<b>Total Misc Impr</b>	+	13,915	
<b>Roofing Adj</b>	+ 4.60	<b>Garage Cost</b>	+	6,962	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	141,937	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 59%)</b>	-	83,743	
<b>Plumbing Adj</b>	+ 6.64	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	58,194	
<b>Adj Base Cost</b>	= 131.73	<b>Lot Value</b>	+	39,521	
<b>Total Area</b>	x 919	<b>Indicated Value</b>	=	97,715	
<b>Adjusted Cost</b>	= 121,060	<b>Value Per SqFt</b>		106.33	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	58,194		
<b>Lot Value</b>	39,521		
<b>Indicated Value</b>	97,715	106.33	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	97,715	106.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62067	17x5		85	21.03		1,788
EPSW	ENCLOSED PORCH - SOLID WALL	62068	16x14		224	54.14		12,127



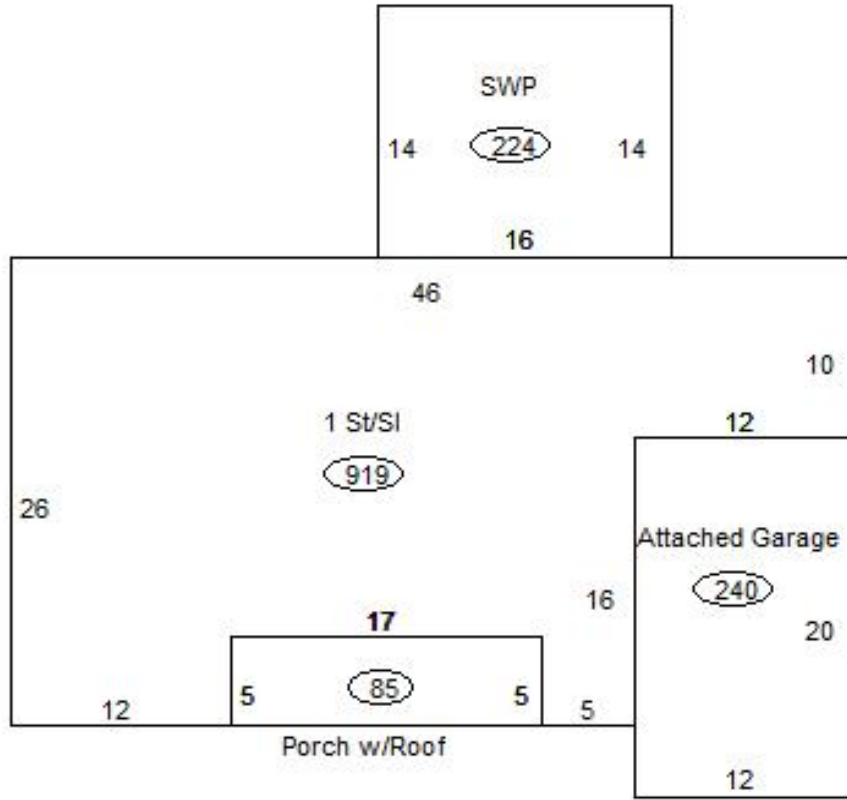
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Sketch Image

660025405



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	919	1.000	919
2	G	1		13	Attached Garage	240	1.000	240
3	M	PRCH		13	SLBC	85	1.000	85
4	M	EPSW		13	EPSW	224	1.000	224
<b>Total Building Area</b>						919		919



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660025405

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 2	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.77 x 120)		2,612		2,612	2,612
	SHDS	Shed - Small - NCV	18x10x8	Plank	Formed Metal	180
	Qual	2	Cond 2	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.87 x 180)		3,577		3,577	3,577